Karen Johnson Davidson County
Batch# 774281 DEEDWARR
12/15/2021 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211215-0165844

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $475,000.00. Patricia Green Affiant Subscribed and sworn to before me, this the ~~9th~~ 10th day of December, 2021. Eliza Whitfield Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Raymond F. Woron	New Owner(s)	083-01-0-178.00
1003 Granada Ave.		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN PHILLIPS, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND F. WORON, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Westerly 100 feet of Lot No. 28 on the Plan of W. J. Hyronemus Addition of record in Plat Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 28 fronts 50 feet on the Northerly margin of Granada, formerly Bailey Avenue, and runs back between parallel lines, parallel to and 50 feet East of the Easterly margin of Laurent Street, 168 feet to an alley.

Being the same property conveyed to John Phillips, unmarried by Warranty deed from Melody McFarlane, Blair McFarlane, Maria James, Trustee of record in Instrument No. 20060213-0017280 Register's Office for Davidson County, Tennessee, dated February 09, 2006 and recorded on February 13, 2006 and Re-recorded on January 11, 2007 in Instrument No. 20070111-0004935.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1003 Granada Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2021.

John C Phillips

~~John~~ Phillips

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~ SANILAC

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2021.

Christine Bluthardt

Notary Public

My Commission Expires: 8-22-23

CHRISTINE BLUTHARDT
Notary Public - State of Michigan
County of Lapeer
My Commission Expires Aug 22, 2023
Acting in the County of Sanilac

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/13/2021 (date ~~of document~~).

Affiant Signature

12/13/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL